

# LAND BANKING INFORMATION REPORT

April 8, 2005

LEASE NO(S). 1736	Lessee: Murnion	COUNTY: Garfield	RECOMMENDATION: SELL
SALE NUMBER/S AND LEGAL	Sale No: 178      Legal: Sec.16      Twn. 18N      Range: 37E      Acres 40		
AREA OFFICE	Northwestern Land Office:      Southwestern Land Office:      Central Land Office : Northeastern Land Office:      Southern Land Office: <u>X Eastern Land Office:</u>		
Current Classification:	Ag:	X Grazing:	Timber:      Other
Nominated by:	Department      X Lessee		
Isolated	Yes: X      No: Reason and describe: The lessee's deeded ownership has the majority of the common boundary with the lease parcel. The trust land parcel boundary is shared by other deeded private landowners		
Parcel surrounded by other public land?	Yes:      No:X If yes, explain:		
Parcel surrounded by other conservation easements?	Yes:      No:X If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	Yes:      No:X If yes, explain: <u>Investigation of the parcel through the National Heritage Program revealed no threatened or endangered species present. While "Sage Grouse and Blackailed Prairie Dogs" were found to be a sensitive species present throughout the general landscape there was no documentation evident that either was present on this</u>		
Does the parcel/s provide public access to other public or state lands?	Yes:      No:X If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	Yes:      No:X If yes, explain		

Parcel/s income and productivity	<p>Produces less than average rate of income      Yes X      No</p> <p>High market value      Yes      NoX</p> <p>low return of asset      YesX      No</p> <p>High administrative costs compared to other similar parcels      Yes X      No</p> <p>Potential to increase productive capacity of the land      Yes      NoX</p> <p><b>The current annual return on asset for this parcels is 0.95%.</b></p>
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<p><u>While this parcel individually has a AUM carrying capacity per acre above the threshold value for grazing land retention it is a "<b>small &amp; isolated</b>" parcel. It should be included with a host of very unproductive parcels associated with the same lessee / deeded ownership pattern. To enhance the overall goal of increasing value to the trust by consolidating ownership to the trust it is recommended that this parcel should be sold. See parcel sale #s 174 -176 for supporting documentation regarding lower associated parcel productivity</u></p>
Extent of infrastructure	<p>Roads: None      Water:      This parcel has 4 water rights associated with it and they will be transferred upon sale of the parcel.</p> <p>Availability of Utilities: None</p> <p>power:      telephone:      water:      sewer:</p>
Potential for appreciation or depreciation in the value of the parcel	<p><u>Extremely limited potential for appreciation in value</u></p>
Potential for development or value-added activities that complement local and statewide economic development.	<p><u>Very little potential for value-added activity development</u></p>

Recommendation to sell or retain parcel:

**SELL:X**

**RETAIN:**

Reasons for Recommendation:

Currently all parcels have a low rate of return to the state school trust and they are scattered isolated parcels that create additional administrative burdens to the local field office to manage effectively


Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.*

Rick Strohmyer  
\_\_\_\_\_  
Signature of Individual Completing the Form

4-8-05  
\_\_\_\_\_  
Date

REVIEW BY DEPARTMENT ADMINISTRATOR

 4/18/05  
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